

Midvale Stormwater Facility Project

February 22, 2010, Pre-Design Meeting

Community Meeting #1

Location: Epic Life Church, NW 105th St & Midvale Ave N

Eleven members of the community, including local business representatives and residents, attended this Pre-Design meeting. The proposed project would provide 3 – 3.5 million gallons of stormwater holding capacity to reduce the potential for stormwater flooding in the vicinity of N. 107th St. and Midvale Ave. N. A number of properties in this area have experienced significant stormwater flooding in the past. Seattle Public Utilities (SPU) would purchase 3 commercial properties from willing sellers for a total of 1.8 acres for this project site. The site once completed would be mostly covered with low vegetation and trees. The estimated timeline for the project was presented as: 1) design development in 2010/early 2011, and 2) construction in 2011.

Questions asked by those attending the meeting and SPU responses:

- Won't standing water attract mosquitoes increasing the danger of West Nile Virus, etc.?

Response: The project will be designed so water in the site keeps moving which discourages mosquitoes from breeding.

- Will the site be fenced to prevent accidental drownings?

Response: We will be getting input during the design development phase of the project on whether the site will have fencing. We will also get input from the community at that time.

- My property has been classified as being in a flood-prone area – how does this project affect that classification? Will this project change the flood-prone area designation for our property/area?

Response: This project does not change the classification.

- Please clarify the definition of 25-year storm and 100-year storm etc.

Response: Another way to explain these terms is using "X- year recurrence interval," or that, based on historical records, this size of storm occurs once every 25 years, or once every 100 years. A 25-year storm has a 4% chance of occurring in any given year.

- Why don't you make it deeper?

Response: The detention area can't be deeper than the storm drain or else it won't drain.

- Will it look like a pond?

Response: No, the facility will drain after each storm, there may be shallow puddles (a few inches deep) that remain in-between storms.

- Will you be assessing just this neighborhood to pay for this project?

Response: No, this project will be paid for through city-wide drainage rates.

- Will you be doing landscaping?

Response: Yes, there will be grass, trees and other plantings at this site.

- What will the construction phase be like? Traffic? Noise? Big equipment?

Response: There will be the typical noises with construction, and increased truck traffic, especially during the excavation of soils. There will be bulldozers moving dirt during the excavation. The sound levels will adhere to the noise restrictions in the City Noise Ordinance.

- Will you repave streets after complete?

Response: Street repair/replacement will be in accordance with Seattle Department of Transportation requirements. We don't anticipate replacing streets as part of this project.

- Please make sure the final design maintains open sight lines to discourage criminal activity.

Response: Comment noted.